079.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	648,100 / 648,100
					USE VALUE:	648,100 / 648,100
					ASSESSED:	648,100 / 648,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BRATTLE PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN DANIEL P
Owner 2:	SULLIVANN-MOULTROP BRENDA
Owner 3:	
Street 1:	7 BRATTLE PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN STEPHEN & DANIEL -
Owner 2:	TRUSTEES/SULLIVAN TRUST -
Street 1:	7 BRATTLE PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1343 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5080.000	247,400		400,700	648,100
Total Card	0.117	247,400		400,700	648,100
Total Parcel	0.117	247,400		400,700	648,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.76 /Parcel: 482.76

Legal Description

User Acct 49325

GIS Ref

GIS Ref

Insp Date 11/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 079.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,400	0	5,080.	400,700	648,100		Year end	12/23/2021
2021	101	FV	240,100	0	5,080.	400,700	640,800		Year End Roll	12/10/2020
2020	101	FV	240,200	0	5,080.	400,700	640,900	640,900	Year End Roll	12/18/2019
2019	101	FV	214,000	0	5,080.	400,700	614,700	614,700	Year End Roll	1/3/2019
2018	101	FV	214,000	0	5,080.	269,000	483,000	483,000	Year End Roll	12/20/2017
2017	101	FV	214,000	0	5,080.	257,600	471,600	471,600	Year End Roll	1/3/2017
2016	101	FV	214,000	0	5,080.	234,700	448,700	448,700	Year End	1/4/2016
2015	101	FV	201,900	0	5,080.	188,900	390,800	390,800	Year End Roll	12/11/2014

!6463!

PRINT

Date	Time
12/30/21	03:57:34

LAST REV

Date	Time
07/22/19	15:09:00
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6463

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN STEPHE	42057-487		2/18/2004	Family	1	No	No		
CROWLEY AGNES	25229-234		3/17/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Measured	197	PATRIOT
1/12/2000	Meas/Inspect	243	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49325
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5080		Sq. Ft.	Site		0	70.	1.13	11									400,679						400,700	

Total AC/HA:	0.11662	Total SF/SM:	5080	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,679	Spl Credit		Total:	400,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	61222
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336135
Depreciation:	88740
Depreciated Total:	247396

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

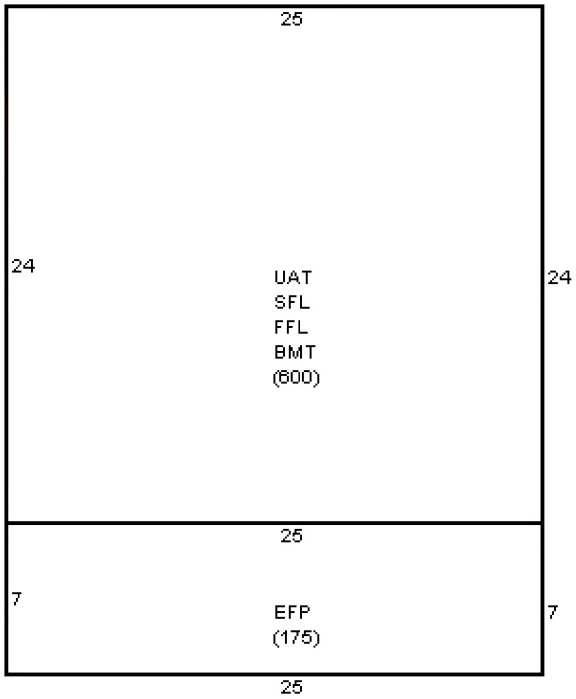
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	116.42
Final Total:	247400	Val/Su SzAd	206.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	600	54.120	32,474
FFL	First Floor	600	180.410	108,246
SFL	Second Floor	600	180.410	108,246
EFP	Enclos Porch	175	42.350	7,411
UAT	Upper Attic	150	123.580	18,537

Net Sketched Area:	2,125	Total:	274,914
Size Ad	1200	Gross Area	2575	FinArea	1343
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	95		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

079.0-0003-0013.0

IMAGE

AssessPro Patriot Properties, Inc